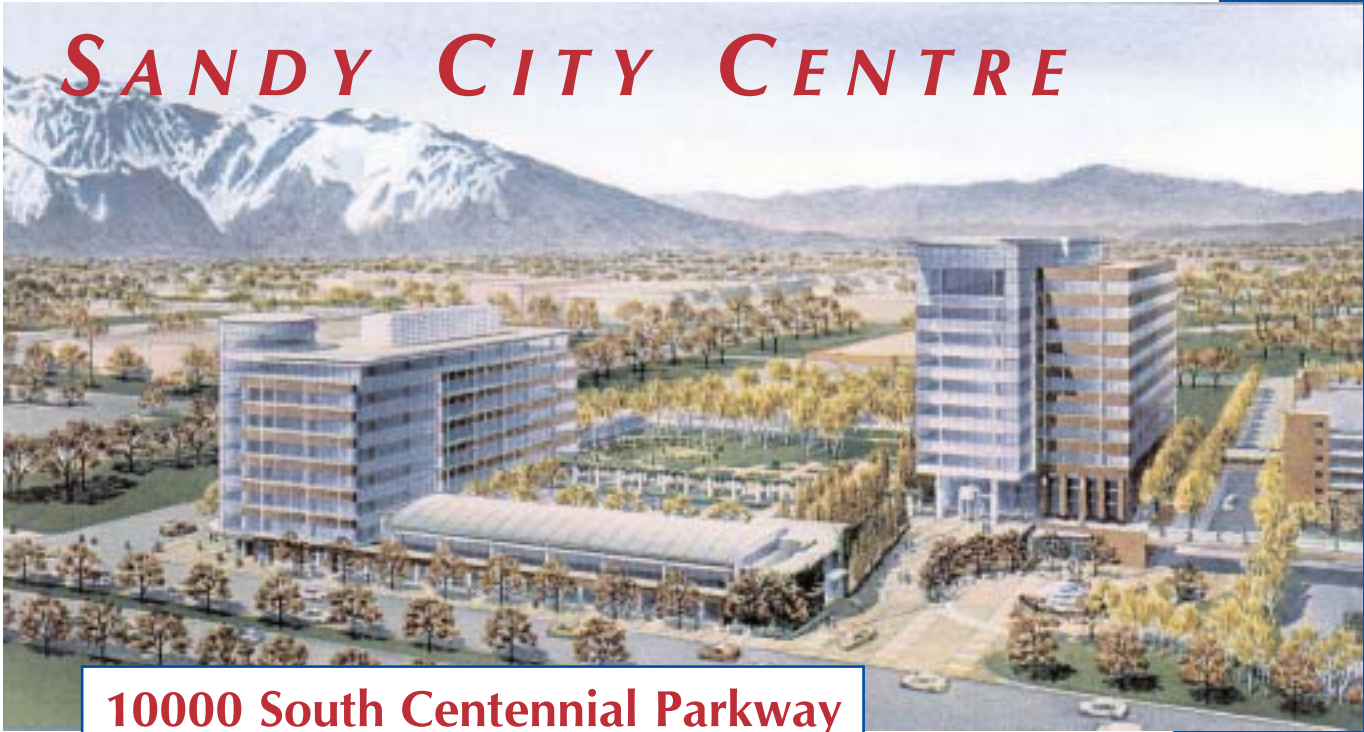


# FOR SALE

## SANDY CITY CENTRE



### 10000 South Centennial Parkway Class "A" Office Building

- Sale price: \$4,100,000
- Building size: 33,400 sf gross
- Levels: 2
- Parking: 100 stalls
- Year built: 2002

#### Available Development Sites

Lot 3: 1.61 acres

Lot 1: 3.58 acres

(Lease Summary on reverse)



**COLDWELL  
BANKER  
COMMERCIAL**

**NRT**

6340 South 3000 East  
Suite 200  
Salt Lake City, Utah 84121  
(801) 947-8300  
(801) 947-8301 Fax  
Owned and Operated by NRT Incorporated

For more information contact  
Sean-Paul Thornton  
Brandon Fugal  
**947-8300**

The information is presented on the condition that all negotiations relating to the purchase or lease of the property described above shall be conducted through this office. The information presented, while not guaranteed, has been secured from sources deemed reliable.

## LEASE SUMMARY

<u>Tenant</u>	<u>Sq. Ft.</u>	<u>LED</u>	<u>Escalations</u>	<u>Rent</u>	<u>Lease Type</u>
Post Office	6,752	11/1/21	none	\$9660	NNN
LeGeers	1,041	11/01/16	3%	\$1,831	NNN
Built in Genius	310	11/01/06	3%	\$3,090	Full Service
Axiom Financial	5,406	11/01/07	3%	<u>\$9,280</u>	Full Service
				\$23,861	
Vacant 2nd Floor	5,507				
Vacant Retail Main	3,035				
Total	22,051 sf				

## INVESTMENT SCENARIO

Current Annual Gross Income	\$286,332
Less current expenses on full service leases (\$5.00x5,716 sq. ft.)	\$28,580
Add in 3,035 sq. ft. @ \$21.00 NNN	\$63,735
Add in 5,507 sq. ft. @ \$20.00 full service	\$110,140
Less full service expenses @ (\$5.00 x 5,507 sq. ft.)	\$27,535
Net Operating Income	\$404,092
Less 5% vacancy	\$20,204.60
Less 3% reserves	\$12,122.76
Stabilized Net Operating Income	\$371,764.00
Value @ 9% Cap rate	\$4,130,000.00
Less tenant improvements (8,542 sf x \$20.00)	\$170,840.00
<u>Less 6 month lease uptime on vacancy</u>	<u>\$89,691.00</u>
<b>Value Today</b>	<b>\$3,869,469.00</b>

## BUILDING FEATURES

- Easy access from I-15 via 4-way interchange at 106th South or 90th South
- Prominent high visibility location
- Prime location - Central to Salt Lake and Utah Counties
- Mixed-use development including office, retail and restaurant
- Class "A" office
- State-of-the-art telecommunications with parallel and redundant systems, ISP
- Intergrated telecommunications, security, and energy management systems
- Light rail nearby
- 25 minutes from Salt Lake International Airport
- Conveniently located near the SouthTowne Exposition Center
- Covered underground parking
- Services within walking distance - post office, medical and city offices
- Centrally located by shopping mall, hotels, restaurants and theaters
- Picturesque mountain views
- Abundant outdoor recreation - ski resorts within 25 minutes
- TI allowance \$20.00 per usable square foot

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3  
SOUTH, RANGE 1 WEST, SALINE BASE AND MERIDIAN.

SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

